

The Good Life...

--- Published by Tamarack Trails Community Services Association ---
(608) 833-1615 – www.tamaracktrails.com / Office Hours M - F 9 am- 4 pm, or by Appointment

November 2022

Meeting Calendar

Meetings are open to all residents

Architectural Review Board
Wednesday, November 9 – 4:00pm

Maintenance Committee
Thursday, November 10 – 4:00pm

Resident Activities Committee
Wednesday, November 30 – 5:00pm

Finance Committee
Wednesday, November 16 – 4:00pm

Board of Directors
Tuesday, November 22 – 6:30pm

Amenities Committee
Tuesday, November 29 – 10:30am

Event Calendar
(Please mark your calendars)

**Policy Resolution
Listening Session**
November 28 – 6:00pm

Holiday Party
December 15th

Office Closed for Thanksgiving
November 24 & 25, 2022

OFFICE HOURS
Monday- Friday
9 am – 4 pm
Or by appointment

Jean Hilgers,
Office Manager
Jean.hilgers@tamaracktrails.com

Current News

Congratulations, New Board Members!

The results of the election for the Board of Directors were announced at the Annual Meeting on October 27, 2022. Congratulations to the three candidates.

- George Jesien
- Jayne Meyer
- James Steinbach

Their two-year term will begin at the end of the November 2022 board meeting. They will join the four continuing directors to make up the 2022-2023 board.

- Bob Jacobs
- Dean Ryerson
- Paul Skidmore
- Larry White

Thank you to the Nominations and Elections Committee who saw us through this process and to the seven directors who will thoughtfully address the business of the Association in the coming year.

Date Change for Maintenance Committee Meeting

The November meeting will be on Thursday, November 10, 2022, at 4pm at the clubhouse.

Policy Resolution Listening Session

The Maintenance Committee is proposing a revision to Policy Resolution V-501-14 relating to the responsibility for the main lines for water and sewer. A listening session on this topic will be held on Monday, November 28 at 6pm at the Clubhouse.

*14. Plumbing - The Association is responsible for the water mains and sewer **main** lines located in the Common Areas. The Owner is responsible for all **water and sewer** piping, valves, and fixtures serving the individual Living Unit ~~and not located in the Common Area.~~*

Board and Committee Business

The Board Notes

The Board of Directors met in-person and by Zoom on October 25. All directors were present and 23 residents joined the meeting. The Treasurer reviewed Tamarack's financial report and board liaisons reviewed minutes of committee meetings. This month the major discussion topics centered on financial issues, maintenance projects and the search for a new association manager.

Tamarack's Treasurer, George Meyer, discussed the latest financial report, expectations for year-end budget variances and current budget expectations for 2023. The operating expenses for 2022 are still expected to be under budgeted amounts because of lower insurance costs and staff vacancies. Some of those savings have been recommitted to other necessary, but unbudgeted, projects. The reserve levels will be below the target minimum at the end of 2022 because of this year's stock market downturn. The Finance Committee plans to transfer \$40,000 of unspent operating budget to the reserve accounts. They are also finalizing plans to transfer some checking account funds to alternate, interest-bearing investments.

Following the budget hearing on October 11, the Finance Committee identified several small adjustments to the budget proposal. These changes will not affect the expected average assessment increase of 4%. The proposed budget will be presented at the Annual Meeting on October 27. The Board is scheduled to approve the budget at their November meeting.

The Maintenance Committee presented several maintenance projects to the board for approval. Among them were a pressure test of pool inlet pipes and a contract for Greenscapes to do Tamarack's mowing and plowing beginning in April 2023. The Board approved both proposals. The Maintenance Committee will schedule an open hearing to present a wording change in Tamarack's policy regarding water mains and laterals.

President Ryerson discussed the current status of the Association Manager search and efforts underway to better define measures to provide interim management until the position is filled. Other topics included the Garden Committee's activities and the Resident Activities Committee's planned events for the rest of this year.

The Annual Meeting is scheduled for October 27 at Vista West and the next board meeting will be held on Tuesday, November 22.

Annual Meeting Notes

Tamarack held the 2022 Annual Meeting at Vista West on October 27. The meeting was well attended with 43 residents in person and another 33 on the Zoom call. Board President, Dean Ryerson, opened the meeting and welcomed attendees. Minutes of the 2021 Annual meeting were approved with one minor correction.

Tamarack's Treasurer, George Meyer, reported that our finances are in good shape despite the market's downturn in 2022. He reviewed the structure of Tamarack's financial model including the distinction between the operating and reserve budget. The operating budget includes on-going annual expenses and the reserve budget ensures sufficient funds to cover the cost of infrequent major projects when they are needed.

Meyer then presented the proposed 2023 budget and its expected impact on residents' assessments. The budget is the same as presented at the budget hearing with a few minor adjustments which he detailed. Significant savings in insurance costs nearly offset the effects of inflation on the operating budget. Because Tamarack's investment fund was adversely affected by the volatile market, it was necessary to begin rebuilding the fund to ensure future funds are available for necessary major projects to come. The resulting average increase in assessments for 2023 will be \$16 or 4%, which is slightly below the average increase during the last 3 years.

President Ryerson's remarks emphasized Tamarack's collegiality and bright future. He addressed the challenges of inflation, aging structures and a difficult job market. He discussed the efforts to hire an Association Manager including plans to modify the search and to establish a more formal interim arrangement until a replacement is found. He thanked all the residents who have volunteered for service on the Board and committees, with more formal thanks to outgoing Directors Janet Hirsch and George Meyer and long-term committee members Jayne Meyer, Jim Waeffler on maintenance and Mary and Jim Schmidkofer on welcoming..

Janet Hirsch thanked members of the Nominations and Elections Committee and announced the election results. George Jesien, Jayne Meyer and James Steinbach were elected to a two-year term and will join Bob Jacobs, Dean Ryerson, Paul Skidmore and Larry White on the Board.

Tamarack News and Tidbits

Group Chimney Inspections and Cleanings.

Tamarack has arranged for a group purchase for chimney inspections and cleanings with Fox Chimneys. They are also one of the contractors that will be doing chimney cap replacements. The details are as follows:

Inspection Only: \$99.00 each if 10 or more people sign up (regularly \$199.00)

Inspection and Cleaning: \$139.00 if 10 or more people sign up (regularly \$329.00). Note that not all chimneys need to be cleaned but some may have to be cleaned to provide a good inspection. You will get a report on any issues needing further attention.

Inspections include but are not limited to:

- checking of the overall usability/serviceability of the fireplace
- checking the firebox/hearth doors etc. to make sure they are functioning properly and up to code
- performing a visual and video inspection of each flue to make sure there are no gaps/spaces or damage to the piping
- performing a visual inspection of all easily accessible areas: chase covers, chimney caps, etc. This may include some attic space if it doesn't disturb anything
- performing a minor gas maintenance service would also be provided for those units with gas burning appliances installed. \

If you are interested in taking advantage of this service, please email (jean.hilgers@tamaracktrails.com) or call (608-833-1615) by November 16th. Dates will be arranged once we see the number of interested owners. We encourage owners to have regular fireplace and chimney inspections. An inspection is required prior to chimney cap replacement.

November Holiday Hours

The Tamarack office will be closed on Thursday, November 24th and Friday, November 25th so that everyone can celebrate the Thanksgiving holiday.

Activities and Events

Annual Lussier Food Drive

The Resident Activities Committee will be collecting items to be donated to the Lussier Community Food Pantry again this year.

Volunteers will pick up items on Saturday, November 12th. Please place your donations on your doorstep by 10am that day.

Lussier's Food Pantry has suggested the following items for donations:

- Canned beans, tuna, fruits and/or vegetables
- whole grain pasta, brown or wild rice
- low-sodium soups
- juice
- maple syrup
- sugar
- flour
- jelly/jam
- pancake mix



This is a chance for Tamarack residents to pitch in and help the Madison community.

Questions? – Contact Rise Ann Futterer at 608-335-0443

Pick up will be Saturday, November 12th starting at 10am.

Thank you for considering a donation to the LCED Food Pantry.

Pet Parade

The pet parade was a “howling” success with all the dogs and their owners being winners!! A special thanks goes out to all the parade participants!! After the parade everyone enjoyed donut holes and apple cider and were entertained by the beautiful sound of the marimba. It was a fun afternoon for all!!



The 2022-2023

Tam Talks Series

So, you are considering buying a Tesla?

By: George Jesien



This is your chance to hear one man's journey of researching, trying to buy, and then leasing a Tesla EV. Though somewhat biased, you will hear the ins and outs of purchasing a Tesla in Wisconsin, researching other brands, and the first 6 months experience of owning and charging an EV.

A PowerPoint will be provided as well as time for questions.

When: Tuesday, December 6th

Time: 7 PM- 8 PM

Where: Tamarack Clubhouse

Sponsored by Tamarack Resident Activities Committee

Power comes not from knowledge kept but from knowledge shared.

Bill Gates

(Reminder: Tam Talks are loosely patterned on Ted Talks. It gives Tamarack residents an opportunity to share personal areas of knowledge or experience that is of interest to their neighbors. The talks can vary in length from 15 minutes to 60 minutes and can be on any topic: a trip of a lifetime, a work experience, a hobby, etc.)

Save the Date

**Tamarack's holiday party will be on
December 15th from 6:30-9:00.**

Watch for details in the next Good Life!



Seasonal Reminders & Projects

Yard Waste Pick-Up Ending

The last day for our internal yard-waste pick-up will be Monday, November 14th. After that, all yard waste should be taken to the yard-waste dumpster near the Maintenance Building or to the City drop-off sites.

As a reminder, we **DO NOT ACCEPT** metal or plastic items such as flowerpots, tomato cages, tags...or anything that is not plant material. When our dumpster is contaminated with these items, Tamarack incurs an additional fee from Waste Management.

Please place your thorny items, such as rose bushes, into a separate pile.

Gutter Cleaning Continues

Most of the trees are bare. Our staff will be doing another round of gutter cleaning throughout the property. Work orders for gutter cleaning should not be submitted. Our staff knows where you live and will be there soon.

Snow Preparation

Snow preparation will start on November 15th. As you finish your yard clean-up, be sure to cut back any perennials that hang over your sidewalk. A clear sidewalk will provide safer footing this winter and will expedite snow shoveling.

Miniature White Lights

For safety and security purposes, homeowners may install miniature, non-twinkling, white lights from October 25th to March 15th when the lights must be removed not simply turned off. The white lights may adorn trees, shrubs, fences and light posts on the owner's property (Lot). At the request of TT staff, the owner is responsible for removing the lights from a tree or shrub to facilitate winter pruning. Extension cords must be marked and protected so that letter carriers, snow shovelers and others will be able to see the cord and avoid an accident. Homeowners must assume the responsibility for any accidents involving such extension cords. Tamarack Trails may also install miniature, non-twinkling white lights on common areas for safety and security.

Ice Melt

Ice No More (a calcium/potassium chloride blend of ice melt) can be purchased through the Tamarack office. The ice melt is available in 20-pound bags at a cost of \$6.00 each. Please use the form located at the end of this newsletter to order your ice melt. We keep the salt on hand for sale throughout the winter.

***** ✂***** ✂***** ✂***** Cut Here ***** ✂***** ✂***** ✂*****

Tamarack Trails Ice Melt Order Form

Please submit this form along with your payment to the Tamarack office.

The ice melt will be delivered to your doorstep the following day.

Address _____

Qty _____ 20 lb. Bag(s) @ \$6.00 = \$_____